

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

September 15, 2009

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, September 15, 2009 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER

Vice Chairman Roberts called the meeting to order at 7:05 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum)

Clerk Knecht called the roll as follows:

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman			✓
Richard Roberts, Vice Chairman	✓		
Philip Knecht, Clerk	✓		
Thomas Harley	✓		
Robert Jurasin	✓		
Frederick Petrelli	✓		
Earle Munroe	✓		
George Oickle	✓		
Anthony Homicki			✓
James Hughes (alternate)	✓		
David Drake (alternate)	✓		
Thomas Dean (alternate)	✓		

Also present: Peter Gillespie, Town Planner
Denise Bradley, Assistant Planner.

Chairman Hammer noted that there were 7 full members and 3 alternates in attendance at the time of roll call. Two alternate members to participate.

Members of the public were present.

2. OLD BUSINESS

There was no old business.

3. NEW BUSINESS

3.1 APPLICATION NO. 1686-09-Z John Poriello Seeking Site Plan and Design Review to locate a professional office use and for a reduction in the Landscape Requirements of Section 6.1 of the Wethersfield Zoning Regulations including the overall landscaped area, the perimeter landscape area and the parking area landscape requirements at 322 Silas Deane Highway.

The Applicant, Mr. John Poriello, 49 Dudley Road, appeared before the Commission regarding the 322 Silas Deane Highway property. The property will be an investment management firm with 3 employees, including him. He noted an important component, a handicapped accessible ramp, as missing from the

Site Plan. He described the process of obtaining State approval to negate the requirement of providing a handicapped accessible entrance. The Applicant noted he made a submission for a waiver of such entrance with the State Building Department. Initially the submission for a waiver was denied, and an Appeal was filed. The State Codes and Standards Committee overturned the State Building Official's decision thus negating the requirement of a handicapped accessible entrance.

The Applicant asserted the necessity of the Site Plan setback requirements for this Site to fall below Town code requirements due to conditions of the Site. Instead of the required 5 foot setback for the parking lot, the Applicant is requesting 3 feet in areas where it is possible in order to: (1) provide the appropriate turning radius for the parking spaces; and (2) accommodate a reduction in landscaping where grass would exist, in lieu of shrubbery, in the particular areas noted.

The Applicant stated he is on the Agenda for the Inland/ Wetlands and Watercourses Commission's Wednesday, September 16, 2009 Meeting. The Applicant is now before the Commission at the direction of Mr. Gillespie. The Applicant understands that the Inland/Wetlands and Watercourses Commission will review this Application.

Discussion:

Commissioner Roberts inquired if the Inland/Wetlands and Watercourses Commission was to weigh in on this Application prior to the Planning and Zoning Commission.

Peter Gillespie responded by stating that this matter is subject to the jurisdiction of the Inland/Wetlands and Watercourses Commission, but the activity of the applicant is not wetlands regulated, as it is classified as a flood plain activity. Therefore, the Planning and Zoning Commission can act on the Application before the Inland/ Wetlands and Watercourses Commission files its final report.

Commissioner Oickle made inquiries regarding (1) raising the grade of the land in the back of the property to meet the grade of adjoining properties; (2) drainage in the back of the property; (3) landscaping in the front of the building; (4) Town Engineer review of drainage system in the back of the property; (5) lighting; and (6) trash receptacles.

The Applicant stated that according to Town Engineer, Mike Turner, the grade of the land could not be raised because the area is adjacent to a flood plain. In terms of drainage, the Applicant noted that a 2x2 foot trench, lined with landscape fabric and crushed stone, is to be installed along the entire back end of the parking lot. There will be no curbing at the end of the parking lot so that the drainage may flow into the catch area. Plantings will consist of ornamental grasses and low shrubbery (hydrangea). In terms of lighting, 2 lights exist on the back of the building and one pole light exists at the rear of the parking lot. In terms of trash receptacles, a dumpster pad on the rear closest to the Abate property. Mr. Gillespie noted that said dumpster pad will have to be enclosed. The Applicant stated that he believes a dumpster will not be a necessity for his business, and inquired if he could work out a different arrangement for trash management with the Town Planning Department rather than obtaining a dumpster. Mr. Gillespie noted that alternative methods for trash management could be utilized if no pad and no screening were necessary at the Site.

Peter Gillespie stated that the Town Engineer noted that the proposed stone filter be installed rather than having point of discharge consisting of catch basins for drainage. The stone filter drainage proposal is currently in practice particularly along the same stretch of the Silas Deane Highway where drainage into

wetlands is in the rear of a property.

Peter Gillespie noted his September 11, 2009 Memo to the Commission of the recommendation of a detailed lighting plan review at the time of building permit issuance with the caveat that the fixtures on the building or the parking lot comply with the full cut-off light fixture requirements as noted in Town regulations.

Commissioner Roberts inquired if Commission review includes change of use, as well as Site Plan.

Mr. Gillespie noted that this review is of a Site Plan because of a change in use. He stated that a design review applies because of the exterior site improvements, noting that the Design Review Advisory Commission approved the design review and recommended that funds from the Façade Improvement Loan Program be applied to the exterior improvements to the property.

Commissioner Roberts referred to a Memo to the Commission from Peter Gillespie and Denise Bradley dated September 11, 2009.

Commissioner Drake inquired and the Applicant and Mr. Gillespie confirmed that a sidewalk appears in the State right of way in the front of the property.

Commissioner Jurasin made an inquiry regarding as to the Town Engineers approval of the driveway width.

Mr. Gillespie noted that the driveway is 12 feet, 9 inches and is on a border of the property. A survey suggests no room for driveway expansion. The Applicant noted that and Mr. Gillespie confirmed that driveway traffic will be extremely limited.

Commissioner Munroe inquired as to what the specific items the Applicant is requesting to be waived regarding landscaping.

Mr. Gillespie stated that the 3 waivers being sought involve: (1) the overall amount of landscaping required by Town regulations; and (2) the amount of perimeter landscaping required by Town regulations; (3) a reduction in the setback of the parking lot, in certain areas, from 5 feet to 3 feet.

Commissioner Jurasin made an inquiry relative to the 100 year flood line issue. Specifically, should it be determined if any portion or all of that parking lot at the Site is not approved to be within the 100 year flood line standard, then would the Applicant would return for a variance in parking?

Mr. Gillespie noted that this Application is proposed under the precept that there will be no increase of material deposit within the 100 year flood area, and as such, Inland/Wetlands and Watercourses Commission approval is necessary. Should IWWC reject the Application, the matter could be potentially revisited by the Planning and Zoning Commission and possibly the Zoning Board of Appeals.

Commissioner Oickle noted that this Site is located in a zone subject to a change to the Town's Plan of Conservation and Development of said zone. The zone change made for accommodating business offices was made thereafter. The intention of the planning staff at the time relative to the Town's Plan of Conservation and Development was that 2 or 3 lots would be combined and one common driveway

established. At this time, development of the individual lots is occurring, and, as such, the desired effect regarding development has not been met. Therefore, restrictive situations now occur where requirements for setbacks, open space, etc., are being challenged.

Commissioner Roberts noted that he recalls the intent as Commissioner Oickle stated. He stated, however, the state of the economy and/or Town acquisition may have something to do with implementing projects involving the purchase of several lots and constructing a larger building with one entrance in place of the previous structures once located on lots purchased.

Commissioner Oickle noted and the Applicant confirmed that an abutting property is encroaching onto the Applicant's property. The Applicant also noted that the tenant in said property is aware of the encroachment.

No comments were made by the public regarding this Application.

Motion: Commissioner Hughes made a motion to approve, with Stipulations, and contingent upon the approval from the Wethersfield Inland/Wetlands and Watercourses Commission, APPLICATION NO. 1687-09-Z John Poriello Seeking Site Plan and Design Review to locate a professional office use and for a reduction in the Landscape Requirements of Section 6.1 of the Wethersfield Zoning Regulations including the overall landscaped area, the perimeter landscape area and the parking area landscape requirements at 322 Silas Deane Highway. This Motion is made with the stipulations and requests for the reduction of the landscaping as cited in the Applicant's request, and noting the overall reduction in landscaping, the modifications to its perimeter landscaping and the modifications to the parking lot in reference to the landscaping. The Stipulations for this Approval are: (1) the addition of an approval block for the Chairman's signature to be added to the plans; (2) the inclusion of a sign designating the handicapped parking space is to be added to the plans; (3) that all site lighting must comply with Section 6.7 of the Wethersfield Zoning Regulations and shall be full cut-off light fixtures; (4) that any trash receptacle plan is to be approved by Staff. Staff is to determine whether the dumpster requirement and its details (pad with an enclosure) are deemed necessary for trash containment at this Site.

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: None

Abs: None

Vote: 9 - 0 - 0

Application Approved with Stipulations.

3.2 PUBLIC HEARING APPLICATION NO. 1685-09-Z Kieran Williams Seeking a Special Permit to conduct a retail business from a roadside vehicle without a principal building at 442 Silas Deane Highway.

Mr. Kieran Williams, 149 Garden Street, appeared before the Commission. He noted that he is seeking a special permit to locate and operate his mobile vending cart business of selling pre-cooked hot dogs, pre-cooked sausages, cookies, chips, candies and soda. The Applicant stated that he would utilize a 75'x113'x67'x113' section of the right hand corner of the warehouse parking lot, which is owned by The Professional Flooring Company, to set up his mobile vending cart. The vending cart would be

placed on a paved lot area between 5' to 10' from the sidewalk. 9 parking spaces are provided in the paved area behind the location of the cart. This lot is directly to the left of the building f/k/a Walt's Shell Gas Station. A 40' wide ingress/egress exists at the location. The vending cart dimensions are 46" wide by 40" long by 24" high, and the cart has a 6-1/2 foot high wind umbrella to protect the food.

Discussion:

Commissioner Roberts made an inquiry as to the hours/days and the time of year the business would operate.

The Applicant noted that he would like to operate annually, 6 days per week, from the hours of 10:30AM to 3:30PM. The Applicant indicated that no seating is to be provided. The Applicant noted that one trash receptacle for recycling cans and another trash receptacle for trash will exist at the site during his hours of operation. The Applicant stated he will inspect the property for cleanliness both at the beginning and end of his work day. The Applicant stated he will continue to cut the grass that exists at the site. The Applicant stated that has passed the Regional Health Director's inspection and will be issued a permit to operate.

Commissioner Oickle made an inquiry as to debris at the Site.

Mr. Gillespie noted that pallets, liquid holding containers and a tractor trailer bed exist in the rear of the property. The property holder has been advised that those items had to be cleaned up as part of the subject Application's approval or as part of an enforcement issue. Mr. Gillespie also noted that the property owner is agreeable to the clean up issue.

The Applicant noted that a lease agreement is in place with the property owner and the trailer owner regarding storage of same at the Site. The Applicant suggested that he take on the responsibility of ridding the property of the existing pallets by way of placing an advertisement in a newspaper or placing at sign at the Site indicating "free pallets".

Commissioner Oickle inquired and Mr. Gillespie confirmed that there are no obvious rights of way that exist at the Site. Commissioner Oickle inquired and Mr. Gillespie confirmed that there are no requirements of the Applicant regarding landscaping or public restroom accommodations.

Commissioner Oickle inquired and Mr. Gillespie stated that temporary signage regulations exist that would provide instructions to the Applicant regarding the posting of temporary signage.

Commissioner Munroe inquired and the Applicant confirmed that the vending cart will be towed away daily at the close of business. Commissioner Munroe inquired and Mr. Gillespie confirmed that property tax to the Town would be paid on the vending cart. Commissioner Munroe inquired and the Applicant confirmed that he (Applicant) will be the sole employee of the vending cart business.

Commissioner Munroe made an inquiry regarding signage at the Site. The Applicant noted that he discussed with Mr. Gillespie and Ms. Bradley sandwich board type signage he has viewed at locations in Town such as Humphrey's and near the Goff Brook Shops. The Applicant noted that he wasn't prepared to discuss signage at this hearing, as he considered approaching the issue at a later time.

Commissioner Petrelli commended the Applicant's entrepreneurial proposal letter in view of the current

economic climate, and made an inquiry regarding business operation in the winter months.

The Applicant noted that operating the vending cart in the winter months is part of paying his dues in the operation of a successful business and being visible to potential customers.

Commissioner Jurasin made an inquiry regarding Site maintenance during the winter season as a potential condition should the Application be approved. The Applicant noted that he would have no problem with a condition of this kind, as it is his desire to maintain a safe and clean Site for his business. Commissioner Jurasin inquired and the Applicant confirmed that the Application is for a 1 year term.

The Applicant presented a Petition signed by owners, managers, and representatives of 14 businesses located on either side of the Silas Deane Highway and which are closest to the Site. This Petition represents said businesses who do not object to the Application.

No public comments were made.

Motion: Commissioner Jurasin made a motion to close the public hearing.

Second: Commissioner Harley seconded the motion.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Hughes, Dean

Nay: Oickle

Abs: None

Vote: 9 - 1 - 0

Motion: Commissioner Jurasin made a motion to approve APPLICATION NO. 1685-09-Z Kieran Williams Seeking a Special Permit to conduct a retail business from a roadside vehicle without a principal building at 442 Silas Deane Highway. This Application is approved with the following stipulations:

1. The business will operate no more than 6 days per week from the hours of 10:30AM to 2:30PM (the time of which will include 30-45 minutes for set-up and break down of the vending cart);
2. Applicant will inspect and provide cleanliness to the Site both at the beginning and end of the work day. Trash receptacles for trash collection and recycling are to be provided by Applicant and approved by Town Staff;
3. Proper maintenance of the parking lot, its spaces, and issues of physical deterioration of driveway deterioration will be the handled by Applicant, regardless of weather conditions, for the safety of customers;
4. If lighting, seating or signage is desired in the future, the Applicant must seek assistance and approval of Town Staff. Town Staff may then decide if Planning and Zoning Commission approval is required;
5. The term of the permit is for one (1) year;
6. Applicant must provide striping to accommodate 9 parking spaces with the dimensions of 9'x18';

7. The general cleanup of the Site by Owner or Applicant, where appropriate, including items such as pallets and storage equipment, is to be made according to the satisfaction of Town Staff.

Discussion:

Commissioner Oickle stated that he typically does not favor vendor cart businesses in Wethersfield, but the Applicant made an excellent presentation and that his mind has been changed from earlier. Commissioner Oickle expressed his hope that the Applicant's success leads to the Applicant operating in a building at a Wethersfield location in the future.

Commissioner Roberts noted he had similar concerns to those of Commissioner Oickle. Commissioner Roberts noted that the Applicant's presentation was excellent and that his plan sounds very good. He reasoned, however, that he has previously opposed applications of this kind and that he cannot justify changing that position other than the fact he likes the Applicant.

Commissioner Dean noted that he was impressed by the Applicant's presentation and the amount of work put into it. He noted that he had philosophical issues with the kind of establishment in the absence of a general planning and zoning determination of how to handle matters like this Application. He reasoned that this is the 3rd application of this kind in 6 months and more internal guidance was needed as to how to treat businesses of the Applicant's kind. He expressed the hope that the Commission will get to address this kind of business operation as it relates to the Plan of Conservation and Development. As such, he noted that he is glad that the approval is made on a short-term basis.

Commissioner Dean believes the volume in applications of this kind will increase over the next few years, and the timeliness of addressing the complexity of the matter in the next year to 18 months is appropriate.

Commissioner Oickle recommended that Town Planning Staff evaluate the vending cart businesses that have been temporarily approved so that the Commission can discuss the issue as it relates to the Town's Plan of Conservation and Development.

Second: Commissioner Harley seconded the motion.

Aye: Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: Roberts

Abs: None

Vote: 8 - 1 - 0

3.3 PUBLIC HEARING APPLICATION NO. 1687-09-Z Christopher Skowronek/Centerpoint Community Church Seeking a Special Permit to locate a church use into a former commercial space at 840 Silas Deane Highway.

Reverend Christopher Skowronek, 52 Churchill Road, appeared before the Commission. Reverend Skowronek indicated that significant improvements to the interior of the main level of 840 Silas Deane Highway (f/k/a Manny's Auto Parts) are being made to accommodate 10:00 AM Sunday services for 75-80 people for Centerpoint Community Church. The Church currently holds public worship services at Webb Elementary School, 51 Willow Street, on Sundays, and has done so since November 2006. A

part-time secretary and 2 full-time employees will utilize a small office space that will be completed in the renovation. There will be occasional use of the building and the shared parking in the evenings. Formal shared parking arrangements with the owners of 850 and 860 Silas Deane Highway are being made, at the direction of Mr. Gillespie, to accommodate peak times of use and will not impose interruption of those businesses. No significant exterior improvements to the front of the building are being made, aside from the striping of the parking lot to bring it up to code. The renovated space would hold a maximum of 140 people. Depending upon the age of the younger children whose families attend the Sunday service, said children are cared for in a nursery, or they attend a class onsite, at the time the Sunday service is held. 7-8:30 PM, on occasion, movie nights have occurred at Webb Elementary school, and coffee nights have been held off site at venues such as the Narcissus Chocolate Café, 7 Railroad Place, Wethersfield. Bible Study Classes are held at congregation member's homes.

Mr. John Martucci, Engineer for the Applicant's renovation project, noted that there are 15 spaces located in the front of the building at the leased premises. The number of parking spaces available 850 Silas Deane is 32. The regulations call for one parking space for every 4 seats of a church, and as such, 36 spaces are required. Entering into shared parking with the 840 Silas Deane Highway and 850 Silas Deane Highway properties would result in the Congregation having 52 parking spaces.

Discussion:

Commissioner Oickle inquired and the Mr. Mitchell Marcus of Marcus Insurance agency confirmed that his office will not be affected, as its hours of operation occur in the daytime, Monday through Friday. Mr. Marcus noted that his office has its own stairway and elevator access, separate from that of the space being leased to the Church.

Mr. Gillespie noted that Town Regulation Section 6.2.d.4. reads: "shared parking areas for more than one use shall be encouraged. The Commission may, by special permit, allow a reduction due to the shared use of the parking facilities when the parking needs of the joint users occur at different hours of the day. The Applicant shall present to the Commission information. In no case shall double parking occur below the peak. The Commission may grant approval only if it has received a written agreement between the users that clearly stipulates the challenge of the shared use of the parking." The Town has tried to encourage shared parking arrangements to avoid unnecessary parking lot construction.

Mr. Gillespie conducted an evening drive-by review of the parking facilities mentioned, and he stated that there is plenty of surplus parking based on the hours presented by the Applicant. Mr. Gillespie suggested that the Town Attorney review any agreements entered into by the parties.

Commissioner Dean inquired and the Applicant confirmed that there was no objection to having a Stipulation, as noted in Town Regulation Section 6.2.d.4., calling for written agreements by the appropriate parties as to shared parking arrangements, and that said agreements are subject to Town Attorney review.

Commissioner Dean inquired as to what days of the week non-service events would take place. The Applicant noted that the family events usually occur on Friday evenings.

Commissioner Munroe inquired and the Applicant confirmed that the property owner would pay taxes on the leased space.

Commissioner Oickle made an inquiry regarding signage, lighting and trash removal. The Applicant noted that the Church will comply with any lighting requirements of the Town and that the dumpster currently onsite will be shared with the Marcus Insurance Agency.

Mr. Gillespie noted that lighting is located at entrance proximities. However, a condition could be made that modifications/upgrades to existing lighting must be made if Staff deems necessary.

The front of the Site has landscaping.

Commissioner Harley inquired and the Owner confirmed that the dumpster is not visible. Mr. Marcus noted that the dumpster has been on site since 1972. The dumpster is not enclosed or visible to the street and rests on rock material. Mr. Marcus asserted that the dumpster is more than adequate to accommodate the trash from his business and that of the Church's.

Commissioner Oickle inquired and Mr. Marcus confirmed that the paving in the front of the building is in good order.

Northeast Utilities informed Mr. Marcus that in order to pave the screened in portion of the rear of the property, Mr. Marcus would have to pay rent to Northeast Utilities and enter into an agreement. Mr. Marcus has no interest in doing this, as wetlands exist behind his property.

The Applicant noted that any signage proposed in the future would be applied for and would be in good taste while complying with Town regulations. There is no sign proposed in this Site Plan.

Commissioner Jurasin inquired as to the term of the lease being sought. The Applicant noted that a 3 year lease is requested.

Commissioner Jurasin noted that the parking lease agreement should be identical in term length. He inquired as to the need of parking from 2 businesses when 1 business would suffice. The Applicant noted that having 2 agreements with the 2 businesses would allow for flexibility should a hardship occur with one of the businesses.

Commissioner Roberts noted that the need for securing parking arrangements with 2 businesses could ensure lack of parking interruption for the Applicant should one of the other businesses change hands.

Commissioner Dean recommended the adoption of a condition indicating that the 840 Silas Deane Highway parking should be limited to the front of that building where the 15 spaces are configured, as there is a steep incline on the remainder of the property.

Commissioner Jurasin made an inquiry as to the calculation for determining the number of handicapped parking spaces required at a site.

Mr. Gillespie noted that the calculation ratio is determined according to lot size.

The engineer for the project indicated that 2 spaces with a flat grade in place are to be re-stripped and designated as handicapped parking spaces. The engineer noted that this number satisfies the criteria for the number of handicapped spaces required.

Mr. Gillespie noted that the Commission is looking at 2 issues in this Application. One issue is the proposed change in use of the building classification as “mercantile” to “church”. The second issue pertains to the matter of shared parking offsite.

Commissioner Oickle made an inquiry for further discussion of lighting and trash issues.

Commissioner Knecht stated that Reverend Skowronek is committed to this project and that he is confident that the Reverend will rectify any matters should they arise.

Commissioner Jurasin stated that parking signage and Church parking issues need to be dealt with by asserting conditions to the Application and that the 2 other properties with parking agreements need to agree with signage conditions.

Commissioner Roberts noted that sandwich signs noting “Church Parking” could be utilized on Sundays.

Commissioner Hughes suggested the adoption of a Town Staff approved parking direction plan and that perhaps the congregation would come up with a plan for disseminating said parking plan.

Commissioner Jurasin suggested the adoption of a condition pertaining to weather elements, plowing, etc.

Commissioner Drake noted that hold harmless agreements may be necessary.

Mr. Gillespie noted that shared parking agreements are the correct vehicle for on and off site church parking, as well as property site maintenance agreements.

Commissioner Knecht recommended that the Congregation adopt a measure, as other institutions have demonstrated, wherein said member volunteers assist fellow congregation members by maintaining their presence as volunteers at the parking sites to ensure safe traffic flow.

Motion: Commissioner Hughes made a motion to close the public hearing.

Second: Commissioner Knecht seconded the motion.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: None

Abs: None

Vote: 9 - 0 – 0

Discussion:

Motion: Commissioner Hughes made a motion to approve APPLICATION NO. 1687-09-Z Christopher Skowronek/Centerpoint Community Church Seeking a Special Permit to locate a church use into a former commercial space at 840 Silas Deane Highway. This Application is approved with the

following stipulations:

1. Comprehensive parking agreements approved by Town Staff must be in place with the appropriate weather necessities to ensure congregation member needs and the appropriate number of spaces;
2. Lighting accommodations in the parking areas must be approved by Town Staff;
3. Town Staff must approve the Applicant's trash receptacle/waste disposal plan;
4. The Tenant must develop a plan for the congregation and that the congregation is to be made aware of the parking plan, as mentioned in the shared parking agreements. Town Staff is to have said parking awareness plan on file;
5. This Approval for the land use and site, as well as a 3-year term notation made in the shared parking agreements, shall be for a term of three (3) years.

Second: Commissioner Knecht seconded the motion.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: None

Abs: None

Vote: 9 - 0 - 0

4. OTHER BUSINESS:

Motion: Commissioner Oickle made a motion that the Commission directs Mr. Gillespie to consult with the Town Attorney regarding Town ordinances as they relate to adult-oriented businesses. This review of the ordinances is to provide a back stop should a potential review of an adult-oriented business emerge.

Second: Commissioner Petrelli seconded the motion.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: None

Abs: None

Vote: 9 - 0 - 0

5. STAFF REPORTS

There were no reports made by Staff.

6. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

There were no public comments on general matters of planning and zoning.

7. CORRESPONDENCE

7.1 Information relating to the 2009 Connecticut Conference of Municipalities Convention and Exposition to be held October 8th at the Hartford Convention Center.

Motion: Commissioner Jurasin made a motion to update the current Plan of Conservation and Development and add the Berlin Turnpike, the Silas Deane Highway, Mill Woods Park, and the historic

district, in its entirety, as municipal focus areas for the Capitol Region Council of Governments (CRCOG).

Second: Commissioner Oickle seconded the motion.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: None

Abs: None

Vote: 9 - 0 - 0

7.2 Monthly Economic Development Report.

8. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

Currently, there are no pending Applications to be heard at future meetings.

9. ADJOURNMENT

Motion to adjourn at 9:25 PM – by Commissioner Petrelli.

Seconded – by Commissioner Hughes.

Aye: Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Hughes, Dean

Nay: None

Abs: None

Vote: 9 - 0 - 0

Meeting adjourned.

Respectfully submitted,

Ellen Goslicki, Recording Secretary